



## Unit 9 Bryn Cefni

Bryn Cefni Industrial Park, Llangefni, LL77 7XA

### Modern High Quality Industrial Unit - To Let / May Sell

**24,890 sq ft**  
(2,312.36 sq m)

- Prominently located on the busy Bryn Cefni Industrial Park
- Well placed to provide access across the North Wales road network
- High quality Industrial / Manufacturing unit
- Industrial unit 24,890 sq.ft
- Modern steel portal frame property with yard and offices
- Rent / Price on application

# Unit 9 Bryn Cefni, Bryn Cefni Industrial Park, Llangefni, LL77 7XA

## Summary

Available Size	24,890 sq ft
Rent	£6.50 per sq ft
Price	Price on application
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

## Description

The property comprises purpose built steel portal frame detached warehouse unit. Internally the warehouse offers clear open space a with office and welfare accomodation.

The property benefits from level roller shutters 5.4m high and 3.6m wide. The unit has Apex height of 8m and eave height of 5.4m

There is a large car park to the front and loading / turning area to the side of the property.

The unit benefits from main gas and 3 phase electricity

## Location

Bryn Cefni is located in the heart of Anglesey, approximately one mile south east of Llangefni. The area is serviced by fast links via the A55 dual carriageway, providing a link between North Wales corridor Holyhead sea port.

## Accommodation

The accommodation comprises the following areas:

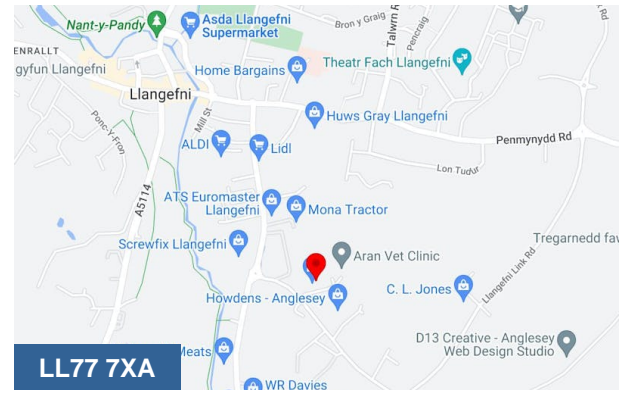
Name	sq ft	sq m	Availability
Building	24,890	2,312.36	Available
<b>Total</b>	<b>24,890</b>	<b>2,312.36</b>	

## Viewings

Strictly by appointment with sole agents Cooke & Arkwright.

## Terms

The unit is available Leasehold or Freehold.



## Viewing & Further Information



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